Waterkloof
Pretoria

Stately 7-Bedroom, 7-Bathroom Home

284 Milner Street

Thursday, 13 September 2018 @ 12h00
Venue: Houghton Golf Club – Osborn Road, Houghton, Johannesburg

Sean O'Shea | 083 265 8593 | SeanOS@Aucor.com

Terms & Conditions
R50 000 refundable deposit (strictly bank guaranteed cheque or cash transfer only). Bidders must provide original proof of identity and residence on registration. No cash will be accepted at the auction. No exceptions. All bids are exclusive of VAT. Aucor Property may bid up to reserve on behalf of the sellers. Subject to change without notification. Auctioneer: Pieter Geldenhuys
<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Disclaimer &amp; Auction Information</td>
<td>3</td>
</tr>
<tr>
<td>Property Images</td>
<td>4</td>
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<tr>
<td>General Information</td>
<td>6</td>
</tr>
<tr>
<td>Locality Information</td>
<td>7</td>
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<tr>
<td>Property Description</td>
<td>9</td>
</tr>
<tr>
<td>Rates Statement</td>
<td>11</td>
</tr>
<tr>
<td>Surveyor Diagram</td>
<td>15</td>
</tr>
<tr>
<td>Title Deed</td>
<td>16</td>
</tr>
</tbody>
</table>
Stately 7-Bedroom, 7-Bathroom Home
Waterkloof - Pretoria

Disclaimer & Auction Information

Disclaimer

Whilst all reasonable care has been taken to provide accurate information, neither Aucor Corporate (Pty) Ltd T/A Aucor Property nor the Seller/s guarantee the correctness of the information provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to negligence or otherwise of Aucor Corporate (Pty) Ltd T/A Aucor Property or the Seller/s or any other person.

Auction Information

Deposit 5% of bid price
Commission 10% plus 15% VAT thereon of the bid price
Confirmation period 2 Days
Rules of auction and conditions of sale are available at www.aucorproperty.co.za/
Stately 7-Bedroom, 7-Bathroom Home
Waterkloof - Pretoria

Property Images

Main House with Triple Garage and Carport

Tree-Lined Driveway

Cottage

Swimming Pool and Entertainment Area

Patio with Outdoor Bar Area
Stately 7-Bedroom, 7-Bathroom Home
Waterkloof - Pretoria

Property Images

Entrance Hall to Main House

Lounge in the Main House

Dining Room in Main House

On-Suite Room in Main House

An On-Suite Bathroom in the Main House

Lounge Area in one of the Main House’s Bedrooms
Stately 7-Bedroom, 7-Bathroom Home
Waterkloof - Pretoria

General Information

Street Address 284 Milner Street Waterkloof, Pretoria
GPS Co-Ordinates -25.7781, 28.2380

Title Deed Information

Title Deed Numbers T6484/2017
Title Deed Description Erf 1319 Waterkloof
Registered Owner Clear Bubbles Trading 100 (Pty) Ltd
Registered Size 2 552m²
Title Deed See a copy of the title deed attached to this brochure.

Rates & Levy Information

Municipality City of Tshwane Metropolitan Municipality
Assessment Rates Excluding consumption charges and city levies - based on the rates statements for the July 2018 billing period (see copies attached to this brochure for these and other charges)*

<table>
<thead>
<tr>
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<td>R 6 000 000,00</td>
<td>Residential</td>
<td>R 30 000,00</td>
<td>R 2 668,00</td>
<td>0,0116000</td>
<td>R 66 584,00</td>
<td>R 5 548,67</td>
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*Erf 1319 is the result of the approved consolidation of Portion 1 of Erf 327 and the Remainder of Portion 327. The rates statements are however issued for each of the pre-consolidated properties and not for Erf 1319 in its entirety. The Municipal Valuation for Erf 1319 above was therefore calculated by summing the Municipal Valuation for each of the respective properties as indicated on the respective rates statements.

Town Planning Information

Zoning ‘Residential 1’
Primary Rights ‘Dwelling House, Embassy/Consulate’.
The subject property is located in Milner Street, Waterkloof, an affluent suburb in Pretoria. Waterkloof is centrally located in relation to Pretoria’s key commercial and retail nodes such as Brooklyn, Menlyn and the Pretoria CBD with relatively easy access to the N1 and R21 linking to the greater Pretoria and Johannesburg area. Waterkloof is located in close proximity to South Africa’s government precinct and is known for hosting the majority of foreign embassies, consulates and diplomatic residences. The suburb is serviced by several neighbourhood-level amenities, such as police stations, filling stations, schools, shopping centres, fast food restaurants and a gym. In addition, various points of interest are relatively close by, such as the Brooklyn Mall, University of Pretoria, Pretoria Country Club, Waterkloof Country Club Menlyn Mall and the Menlyn Maine Precinct.

GPS coordinates for the subject property are as follows: -25.7781, 28.2380
Stately 7-Bedroom, 7-Bathroom Home
Waterkloof - Pretoria

Property Description

Approximate Boundaries

Image Data: Tshwane GIS
## Stately 7-Bedroom, 7-Bathroom Home
### Waterkloof - Pretoria

### Property Description

#### Accommodation
Accommodation on the property includes a luxury two-storey home with a detached cottage. The configuration of the accommodation features can be summarised as follows:

##### Main Dwelling
- **Ground-Floor**
  - Grand Entrance
  - TV Room; Lounge/Reception Hall; Dining Room; Guest Toilet
  - L-Shaped Patio overlooking Pool Area with Bar;
  - Kitchen; Laundry Room; Small Storeroom
  - Three Staff-Rooms with Communal Bathroom
- **First-Floor**
  - Three On-Suit Bedrooms with Walk-In Cupboards

##### Self-Contained Cottage
- 4 On-Suite Bedrooms
- Kitchen; Dining Room
- Patio

#### Additional Features
Additional property features include the following:
- 240KvA Generator;
- Cemented Swimming Pool;
- Wine Cellar with Dining Area;
- Landscaped Garden with Large Trees, Koi-Fish Pond and several Water Features;
- Long Driveway with a Designer Swing-Gate;
- Three-Vehicle Garage and a Three-Vehicle Carport;
- Alarm System and CCTV Cameras; Designer Burglar Bars and Gates; Four-String Electrical Fence
- Under-Floor Heating; Air-Conditioning

#### Gross Building Area
+/-870m² (estimated - size to be confirmed)

#### Occupation
The property will be sold with vacant occupation on registration of transfer.

#### Condition
The property offers immaculate curb appeal and is continually maintained. We have not undertaken a structural survey, nor have we arranged for tests / inspections of the service installations, but these appear to be sound and in working order.

*By bidding on this property, the purchaser acknowledges that he has acquainted himself with the extent and the nature of the property he is buying, and that he accepts the property as such.*
### Rates Statement

**Stately 7-Bedroom, 7-Bathroom Home**

**Waterkloof - Pretoria**

**Portion 1 of Erf 327**

**Waterkloof**

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**COPY TAX INVOICE:** 100005126685

**CITY OF TSHWANE VAT REG No:** 10000142267

**Issued:** 18/07/18

**CLEAR BUBBLES TRADING 100 PTY LTD**

6 LEMONWOOD STREET

HIGHLANDS

6157

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**Account No.**

5011263256

**Statement Number:** 200702795407

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<th>VAT (R)</th>
<th>AMOUNT (R) (including VAT)</th>
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<td>18/07/18</td>
<td>Water</td>
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<td>1,016.61</td>
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<td>276.35</td>
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<td></td>
<td>VAT 14% on services of R0.00</td>
<td>356.84</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>VAT 15% on services of R2445.57</td>
<td>356.84</td>
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**Total Current Levy (B)**

5,171.57

**TOTAL AMOUNT PAYABLE (A+ B)**

25,369.65

**30 90 Days**

| 4,804.70- | 0.00 | 25,369.65- | 356.84 | 25,002.81- |

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**OVERDUE AMOUNT**

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**CURRENT ACCOUNT**

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**Name:** CLEAR BUBBLES TRADING 100 PTY LTD

**Final date for payment:** 18/07/18

**Account no:** 5011263256

---

**Tel:** 012 359 9999

**Fax:** 012 359 6111

**E-mail:** customerscare@tshwane.gov.za

**Address:** P O Box 408 | Pretoria | 0001

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**www.aucorproperty.co.za**

property | wheels | movables
### Rates Statement

#### Stately 7-Bedroom, 7-Bathroom Home

**Waterkloof - Pretoria**

#### Portion 1 of Erf 327

<table>
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<th>Date</th>
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<th>Amount (R) (including VAT)</th>
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<td>13/07/18</td>
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<td></td>
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<td>18/07/18</td>
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<td>Residential</td>
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<td>Market Value: 2950000.00 Tariff: 0.0166000</td>
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<td></td>
<td>Imperv: Value: 10000.00 Valuation Rebate: 115000.00</td>
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<td></td>
<td>2018/19 Market Value - Imperv. Value x Tariff = 12</td>
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<td>2,837.17</td>
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<td>111.17</td>
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<td>111.17</td>
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<td>18/07/18</td>
<td>Waste Management</td>
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<td>City cleaning charge: domestic City Cleaning Charge:</td>
<td>269.32</td>
<td>40.40</td>
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<td>Waste removal charge: domestic Waste Removal Charge:</td>
<td>269.32</td>
<td>40.40</td>
<td>309.72</td>
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<td>18/07/18</td>
<td>Water</td>
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<td>Reading dates: Curr 30/06/18 Prev 14/06/18 (17 days)</td>
<td>935.26</td>
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<td>Water charge Scale B: Domestic:</td>
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<td>Reading dates: Curr 12/07/18 Prev 01/07/18 (12 days)</td>
<td>731.35</td>
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<td>Meter: 175020551(Ed.) Curr 1144 Prev 1115 Cons 29 KL</td>
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<td>18/07/18</td>
<td>Sanitation</td>
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<td>Reading dates: Curr 30/06/18 Prev 14/06/18 (17 days)</td>
<td>134.99</td>
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<td>Meter: 175020551(Ed.) Curr 1115 Prev 1074 Cons 41 KL</td>
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<td>Sanitation: Water at Domestic:</td>
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<td>Reading dates: Curr 12/07/18 Prev 01/07/18 (12 days)</td>
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<td>Meter: 175020551(Ed.) Curr 1144 Prev 1115 Cons 29 KL</td>
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<tr>
<td>18/07/18</td>
<td>VAT</td>
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<td>VAT 14% on services of R0</td>
<td>0.00</td>
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<td></td>
<td>VAT 15% on services of R2445.57</td>
<td>366.84</td>
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<td></td>
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<tr>
<td></td>
<td>TOTAL CURRENT LEVY (B)</td>
<td>5,171.87</td>
<td>366.84</td>
<td>5,538.61</td>
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#### TOTAL AMOUNT PAYABLE (A + B)

<table>
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<tr>
<th>Amount (R)</th>
<th>VAT (R)</th>
<th>AMOUNT (R) (including VAT)</th>
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</thead>
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<tr>
<td>25,369.65</td>
<td>366.84</td>
<td>25,002.81</td>
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</table>
Stately 7-Bedroom, 7-Bathroom Home
Waterkloof - Pretoria

Rates Statement

Remainder of Erf 327
Waterkloof

Tel: 012 358 9999
Fax: 012 359 6111
E-mail: customercare@tshwane.gov.za
Address: P O Box 408 | Pretoria | 0001

COPY TAX INVOICE. 077004402130
CITY OF TSHWANE VAT REG NO 4000142267
Issued: 12/07/18
CLEAR BUBBLES TRADING 100 PTY LTD
6 LEMONOWOOD STREET
HIGHVELD
0157

Account No. 5011263248
200702795407 /

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<td>2/07/18</td>
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<td>Total Current Levy (B)</td>
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<td><strong>TOTAL AMOUNT PAYABLE (A+ B)</strong></td>
<td><strong>8,165.04</strong></td>
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<td><strong>8,165.04</strong></td>
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AN INCREASE IN VAT TO 15% EFFECTIVE FROM 1 APRIL 2018 WAS ANNOUNCED. YOUR SERVICES ACCOUNT WILL INCREASE ACCORDINGLY.

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<th>Total VAT</th>
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<td>8,165.04</td>
<td>0.00</td>
<td>8,165.04</td>
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</table>

OVERDUE AMOUNT | DUE DATE | IMMEDIATELY | 5,342.38
CURRENT ACCOUNT | DUE DATE | AMOUNT PAYABLE | 2,822.66

Name: CLEAR BUBBLES TRADING 100 PTY LTD
Final date for payment: 02/08/18
Account no: 5011263248

EasyPay >> >> >> >> 91945 5011263248 4
Post Office >> >> >> >> 0247 5011263248

www.aukorproperty.co.za property | wheels | movables

13
<table>
<thead>
<tr>
<th>DATE</th>
<th>DETAILS</th>
<th>AMOUNT (R) (excluding VAT)</th>
<th>VAT (R)</th>
<th>AMOUNT (R) (including VAT)</th>
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<tbody>
<tr>
<td>13/06/18</td>
<td>Balance Brought Forward</td>
<td>5,342.38</td>
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<td>5,342.38</td>
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<tr>
<td>13/06/18</td>
<td>SUB TOTAL (A)</td>
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<td>Market Value: 3050000.00</td>
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<tr>
<td></td>
<td>Tariff: 0.0165000</td>
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<td></td>
<td>Imperv. Value: 150000.00</td>
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<td>Valuation Rebate: 115000.00</td>
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<td>2,933.83</td>
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<td>111.17</td>
<td>0.00</td>
<td>111.17</td>
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<td></td>
<td>TOTAL CURRENT LEVY (B)</td>
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<td>0.00</td>
<td>2,822.66</td>
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<tr>
<td></td>
<td><strong>TOTAL AMOUNT PAYABLE (A + B)</strong></td>
<td><strong>8,165.04</strong></td>
<td>0.00</td>
<td><strong>8,165.04</strong></td>
</tr>
</tbody>
</table>
Stately 7-Bedroom, 7-Bathroom Home
Waterkloof - Pretoria

Surveyor Diagram

CONSOLIDATION DIAGRAM

Components:
1. The figure ABCdefA represents Portion 1 of Erf 327.
2. The figure gfeDeA represents the Remainder of Erf 327.
   Deed of Transfer No. T3321/1944.

Scale 1:1000

The figure represents

ABCD

2552 square metres

Erf 1319

WATERKLOOF

(and comprises components 1 and 2 as listed above)

Province: Gauteng
Compiled in October 2015 by me

C. de Jager PLS-1164
Professional Land Surveyor

This diagram is annexed to
N.o d.d.
I.o.
Registrar of deeds
PRETORIA

The original diagrams are as listed above

File 951~

G.P. SG.No A1389/1904
Comp. JR-SM 333
TP 802
CERTIFICATE OF CONSOLIDATED TITLE
[Issued under the provisions of section forty of the
Deeds Registries Act, 1937 (No 47 of 1937)]

Whereas

CLEAR BUBBLES TRADING 100 PROPRIETARY LIMITED
Registration Number 2007/027954/07

has applied for the issue to him of a Certificate of Consolidated Title under the provisions
of section 40 of the Deeds Registries Act, 1937; and
Whereas the company is the registered owner of

1. PORTION 1 OF ERF 327, WATERKLOOF TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG
2. THE REMAINING EXTENT OF ERF 327, WATERKLOOF TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG

BOTH held under DEED OF TRANSFER T 5972/2014

which have been consolidated into the land hereinafter described;

Now, therefore, in pursuance of the provisions of the said Act, I, the Registrar of Deeds at Pretoria hereby certify that the said

CLEAR BUBBLES TRADING 100 PROPRIETARY LIMITED
Registration Number 2007/027954/07

Its successors in title or assigns is the registered owner of in full and free property

ERF 1319 WATERKLOOF TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG

MEASURING 2552 (TWO FIVE FIVE TWO) SQUARE METRES as will appear from annexed Diagram SG 2216/2016

SUBJECT to the following conditions:

(a) The said erf shall be used for residential purposes only. The sale of all wines, malt or spirituous liquors is prohibited on the said erf. No slaughter poles, cattle-kaals, canteens, shops or other business place whatsoever shall be opened or carried on by persons, whomever on the said erf without the previous consent in writing of the SOUTH AFRICAN TOWNSHIPS, MINING AND FINANCE CORPORATION LIMITED (hereinafter referred to as the Company), or its Successors in Title (being the owner of the township for the time being) first hand and obtained, nor shall the owner, tenant or occupant of the said erf do or suffer to be done thereon anything which shall be proved to be a public or private nuisance or a damage or disturbance to the tenants, occupiers or owners of the land for the time being in the neighbourhood of the erf.

[Signature]
The transferee shall be entitled to keep a cow or cows on the said property for the supply of milk for his own domestic purposes, but in such event he shall be obliged to construct a stable for the housing of the same to the satisfaction of the Company.

(b) The buildings to be built upon the said erf shall be of a substantial character and constructed of brick or stone or other material to be approved by the Company, and the transferee shall not commence building until he shall have submitted the plans and specifications of such building to the Company and shall have received the consent and approval of the Company in writing of such plans and specifications.

(c) The Company reserves the right to erect or lay down in or on the streets, roads, squares or other public areas, telegraph, telephones, tramways, pipes or other apparatus for the purpose of lighting, locomotion, communication, water-leading and drainage, either by methods at present in use or methods which may hereafter come into use, and the further right at all times to the free and unimpeaded passage of electric, telegraph, or telephone wires over or above any portion of the said erf, together with the right to affix, free of cost, such wires to any buildings or erections thereof at a height of not less than 3,15 metres from the ground, with the right of access to the said wires at any time for the purpose of removal or maintenance.

(d) The Company shall be entitled at all times to close any of the streets, roads, thoroughfares or open pieces of ground for the purpose of repair or maintenance thereof, or for any of the purposes recited in Paragraph (c) above.

(e) The Company reserves the right to plant trees along the sidewalks in the township, such sidewalks extending to a distance of 3,15 metres on each side of the roads, the roads themselves being 12,59 metres in width.

AND SUBJECT to such conditions as are mentioned or referred to in the aforesaid Deeds.

And that by virtue of these presents the said
CLEAR BUBBLES TRADING 100 PROPRIETARY LIMITED
Registration Number 2007/027954/07

Its successors in title or assigns now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights.

In witness whereof I, the said Registrar, have subscribed to these presents, and have caused the seal of office to be affixed thereto.

Thus done and executed at the Office of the Registrar of Deeds at Pretoria on this

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Registrar of Deeds